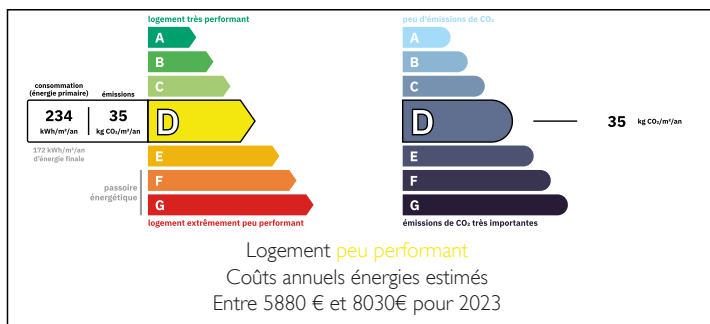


Charming character property, with 4 beds, separate apartment, further gite to renovate, heated pool, gardens

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Siecq
Department:	Charente-Maritime
Bed:	4
Bath:	5
Floor:	268 m2
Plot Size:	2130 m2

IN BRIEF

Situated in a small hamlet on the edge of vineyards and fields of sunflowers, this property is in a private location but only minutes from a village with a boulangerie and bar and only 10 minutes from a larger town with all amenities.

The main house has a large eat-in kitchen, separate sitting room and dining room. there is also a WC on this floor. Two separate staircases lead to the first floor where you will find two ensuite bedrooms, a further two double bedrooms and two further bathrooms, and a further storage room/study

Adjacent to the main house, is an independent gite which can be incorporated back into the main house if required. It has a large sitting room with a log burner, modern fully fitted kitchen and upstairs a bedroom and bathroom.

There is also a small...

NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

The property in more detail:

On the ground floor:

36 m² living room,

35.50 m² dining room,

23 m² fitted kitchen, a toilet,

17.70 m² fitted second kitchen,

a second 24.40 m² living room opening onto the pool terrace.

Upstairs via the first flight of stairs:

10.50 m² landing,

11.70 m² corridor,

7 m² room with a built-in cupboard,

4.30 m² shower room with WC,

10 m² bedroom with a built-in cupboard and an en-suite bathroom (5 m²) with WC a second bedroom of 11 m² with a walk-in wardrobe of 2.40 m²,

a third bedroom of 26 m² with a shower room, toilet (4.80 m²).

Second staircase: a landing leading to the fourth bedroom (24 m²) with a bathroom, (4.60 m²), an attic room with a built-in cupboard that could be used as a bedroom (6.70 m²) with a bathroom, WC (4 m²).

Covered parking for three cars.

Enclosed former cowshed/barn for storage or workshop space.

Oil-fired heating + electric heating + wood-burning stove, double-glazed PVC windows, fibre broadband.

Private sewage system.

LOCAL TAXES

Taxe habitation: 2000 EUR

NOTES

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>